



One of just six Smithfield house types constructed at the highly regarded Whalley Manor development, this impressive three-bedroom detached home occupies a rarely available raised position on one of the most sought-after estates in the Ribble Valley. With open views extending towards Whalley Nab and across the surrounding landscape, coupled with a south-westerly facing rear garden, the setting is genuinely exceptional. Views of this nature are rarely found within Whalley, making this a truly special and particularly desirable location.

Immaculately presented throughout, the property offers an excellent combination of contemporary style, generous proportions and practical family living. The welcoming entrance hall features half-panelled walls, a return staircase and a convenient understairs cupboard. Off the hallway is a downstairs cloakroom, finished with half-height tiling, WC, wash basin and a useful storage cupboard.

The generously proportioned lounge is positioned to the front of the property and provides a comfortable and private space in which to relax. To the rear, the impressive open-plan kitchen and dining room provides an excellent space for everyday family life and entertaining. Fitted with a comprehensive range of base and eye-level units, the kitchen is equipped with a suite of NEFF appliances including an induction hob and extractor, hide-and-slide oven, integrated fridge/freezer and dishwasher. There is ample space for a dining table, while the bi-folding doors open onto the rear garden, drawing in natural light and making the most of the elevated position and far-reaching outlook over Whalley.

Ascending to the first floor, the landing provides loft access and additional storage. The principal bedroom is a particularly impressive room, featuring a floor-to-ceiling window with private aspects to the front. The accompanying three-piece en-suite shower room is finished with contemporary tiling and includes a walk-in rainfall shower.

Bedrooms two and three are both well-proportioned double bedrooms. Bedroom two enjoys views towards Whalley Nab and is currently arranged as a dressing room, complete with full-height fitted wardrobes. Bedroom three also enjoys particularly impressive rear views across Whalley and surrounding countryside. The contemporary family bathroom is finished with full tiled Porcelanosa walls and flooring and includes a panelled bath with shower over, WC and wash basin.

Externally, the property benefits from a private single driveway with parking for two vehicles, an EV charging point and a lawned front garden. To the rear is a generous south-westerly facing garden, comprising a paved patio, lawned area and timber sleeper planting. The raised patio takes full advantage of the elevated position, creating a superb space from which to enjoy the exceptional views across Whalley - an outlook that is increasingly difficult to find within the village.

Whalley Manor has established an excellent reputation as a highly desirable residential development and was named Best New Development in the North at the 2024 First Time Buyer Readers' Awards. Set within one of the Ribble Valley's most desirable areas, the development combines attractive surroundings, thoughtfully designed homes and excellent family-friendly spaces.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (85).

Council Tax

Band F.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 12.30pm

01254 828810

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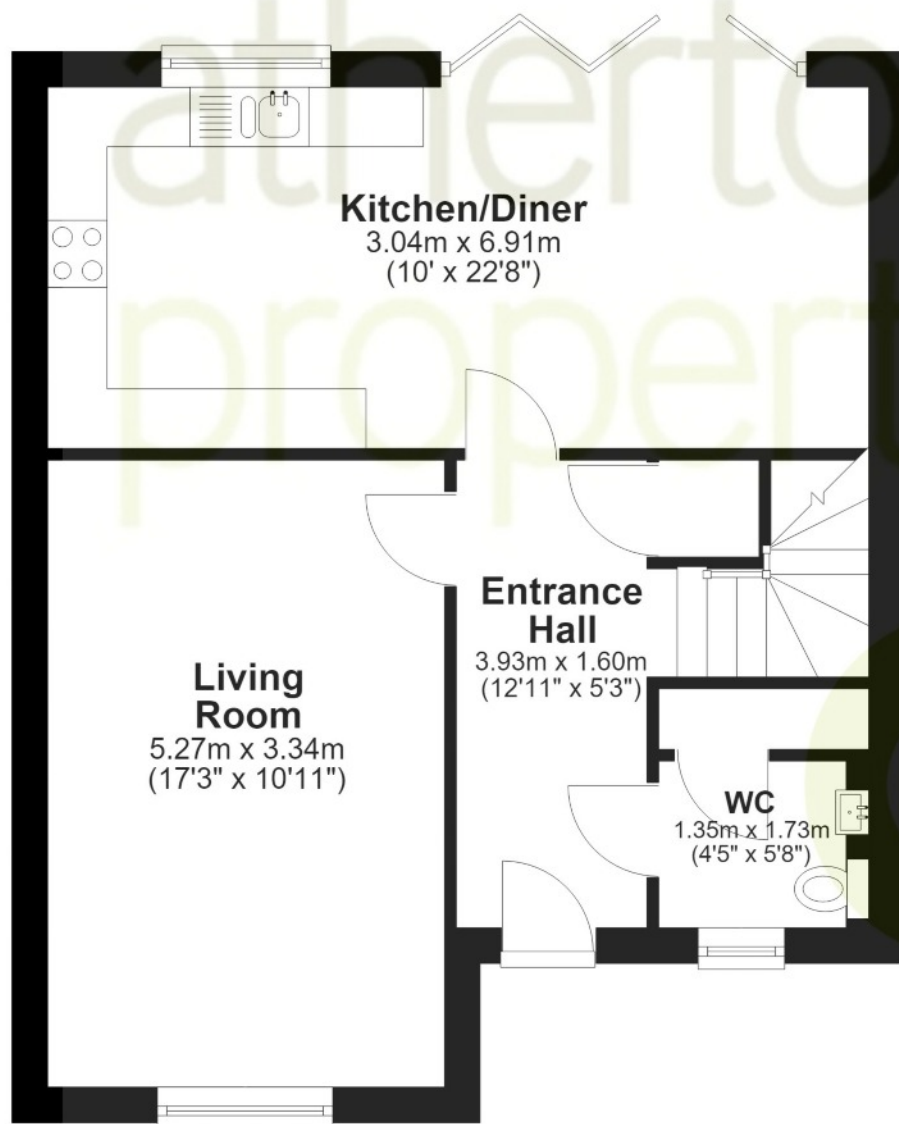
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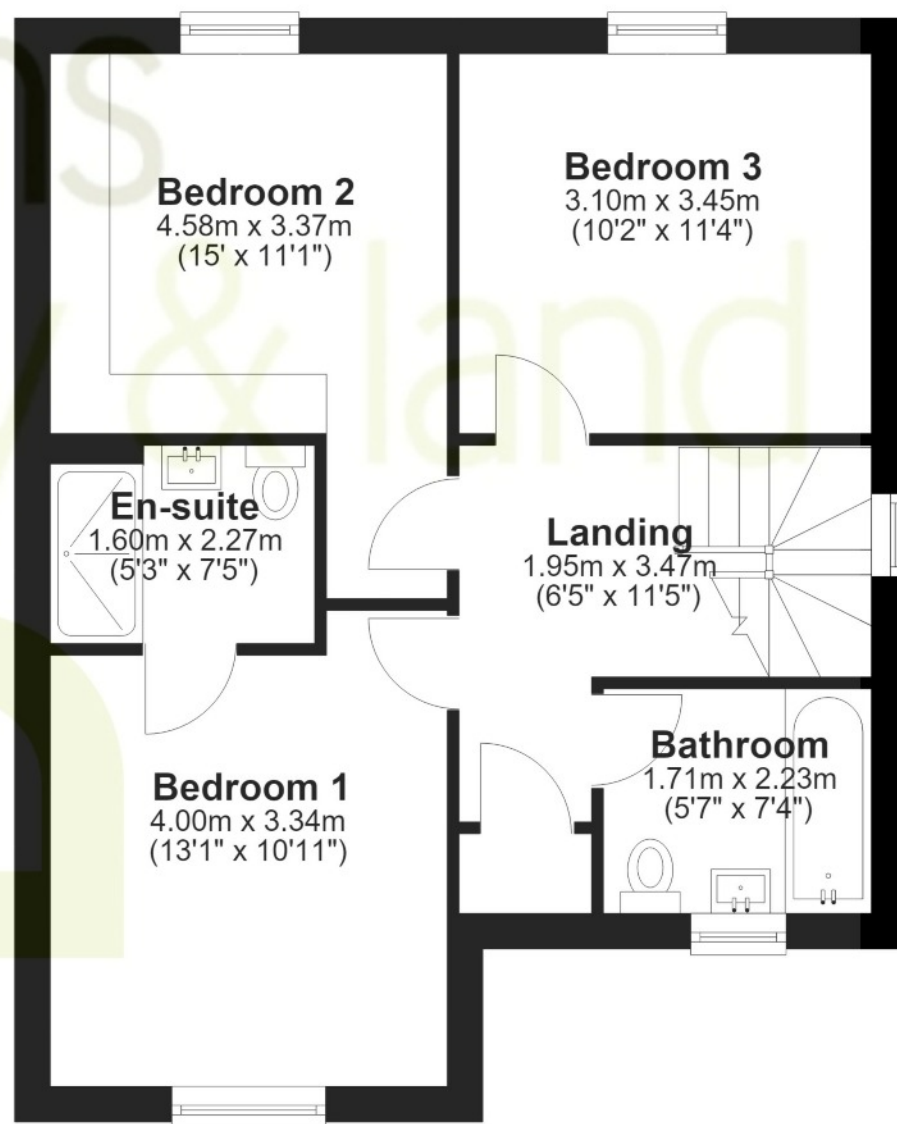
Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





